

02045/2014

2107/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 988315



5462/14
1-26
21.2.14
Mr. 2858910
Addl. Registrar of Assurances II
Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata

21/2/14

DEED OF CONVEYANCE

THIS INDENTURE made this 21st day of February, two thousand and fourteen, (2014) ;

BETWEEN

Madhuri Son
Manjari Se.

186155

Manjari De

NAME.....
 ADD..... *9 Gokul*
 Rs.....
 50/- 17 FEB 2014
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

Boral Street
Kol-12

30 1500/-

[Handwritten signature]

17 FEB 2014
17 FEB 2014



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Identified by
Mina Biswas
Associate
High Court, Calcutta
21/2/14



ADDITIONAL CLERK
OF ASSOCIATES-II, KOLKATA
21 FEB 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

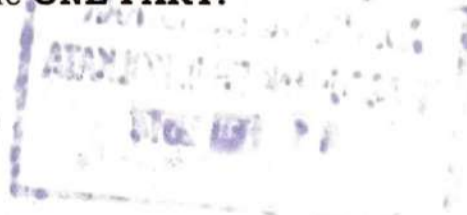
K 988316

2

*Madhuri Som
Manjari De.*

Sri *MDC*

SMT. MADHURI SOM, wife of [^]Prasanta Kumar Som, aged about 75 years, by faith Hindu, by occupation - Housewife, residing at Flat-7A, Phase -5, Adarshnagar, Sonari, Jamshedpur - 831011 hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.



186155

Manjari De.

30-1500/- 500/-

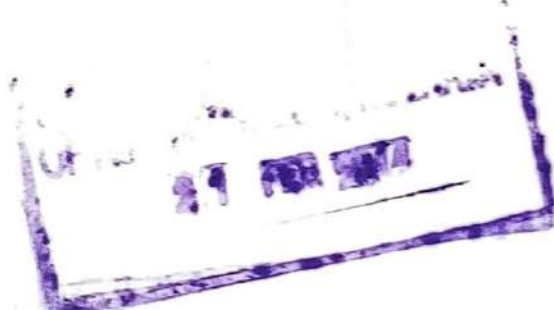
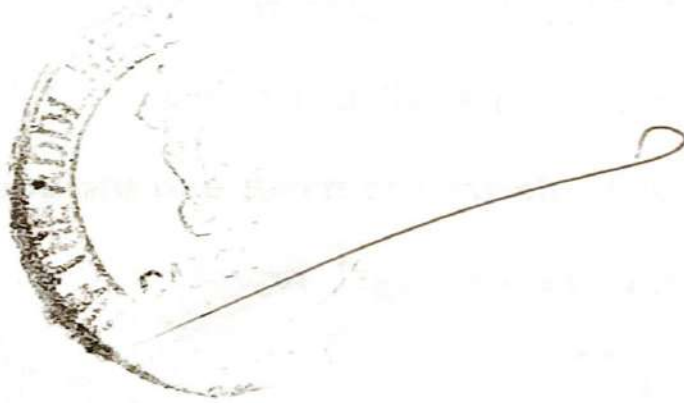
NAME.....
ADD..... <i>Gokul</i>
Rs.....
17 FEB 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

Boral S

Kol-1

17 FEB 2014

17 FEB 2014





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02107 of 2014
(Serial No. 02045 of 2014 and Query No. 1902L000005462 of 2014)

On 21/02/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 31452.00/-, on 21/02/2014

(Under Article : A(1) = 31438/- , E = 14/- on 21/02/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-28,58,948/-

Certified that the required stamp duty of this document is Rs.- 200146 /- and the Stamp duty paid as: Impresive Rs.- 1500/-

Deficit stamp duty

Deficit stamp duty Rs. 198646/- is paid , by the draft number 063130, Draft Date 21/02/2014, Bank : State Bank of India, SUBODH MALLICK SQUARE, received on 21/02/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.26 hrs on :21/02/2014, at the Office of the A.R.A. - II KOLKATA by Smt Manjari De .Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 21/02/2014 by

1. Sri Madhuri Som, wife of Sri Prasanta Kumar Som , Flat 7 A, Phase - 5, Adarshnagar, Sonari, Jamshedpur, JHARKHAND, India, Pin : 831011, By Caste Hindu, By Profession : House wife
2. Smt Manjari De, wife of Sri Asoke Kumar De , 9, Gokul Boral Street, Kol, Thana:-Muchipara, P.O. :-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Retired Person

Identified By Tina Biswas, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.





(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II





(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 02045 / 2014, Deed No. (Book - I , 02107/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Manjari De 9, Gokul Boral Street, Kol, Thana:-Muchipara, P.O. :-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012	 21/02/2014	 LTI 21/02/2014	<i>Manjari De.</i> 21.2.2014

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Madhuri Som Address -Flat 7 A, Phase - 5, Adarshnagar, Sonari, Jamshedpur, JHARKHAND, India, Pin :-831011	Self	 21/02/2014	 LTI 21/02/2014	<i>Madhuri Som</i>
2	Manjari De Address -9, Gokul Boral Street, Kol, Thana:-Muchipara, P.O. :-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012	Self	 21/02/2014	 LTI 21/02/2014	<i>Manjari De.</i>

Name of Identifier of above Person(s)
 Mina Biswas
 Court, Kol, District:-Kolkata, WEST BENGAL,
 India,

Signature of Identifier with Date
Mina Biswas
 21/2/14



ADDITIONAL REGISTRAR
OF ASSURANCES - II KOLKATA
 21 FEB 2014
 (Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

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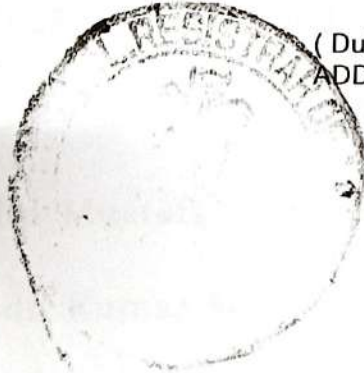
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1. Sri Madhuri Som, wife of Sri Prasanta Kukar Som , Flat 7 A, Phase - 5, Adarshnagar, Sonari, Jamshedpur, JHARKHAND, India, Pin :-831011, By Caste Hindu, By Profession : House wife
2. Smt Manjari De, wife of Sri Asoke Kumar De , 9, Gokul Boral Street, Kol, Thana:-Muchipara, P.O. :-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012, By Caste Hindu, By Profession : Retired Person

Identified By Tina Biswas, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

21/02/2014 15:38:00

EndorsementPage 1 of 1

Madhuri Son
Manjori De

WHEREAS by a registered Deed of Conveyance in Bengali dated 23rd July, 1907 Jyotish Chandra Mustafi purchased a plot of land measuring 4 cottahs 7 chittacks and 10 sq.ft. be the same a little more or less being premises No.72/1, Sankhari Tola Lane, Calcutta for valuable consideration mentioned therein and recorded in Book I, Volume No.65, pages 239 to 245 being No.1720 for the year 1907 from the erstwhile owner Smt. Sagartarini Dassi.

AND WHEREAS the said Jyotish Chandra Mustafi had got his name recorded in the records of Corporation of Calcutta and constructed a two storied brick built house and started living therein and the said premises was subsequently numbered as 9, Gokul Boral Street, Kolkata - 700012.

AND WHEREAS the said Jyotish Chandra Mustafi died intestate on 18th March, 1930 leaving behind his widow Smt. Kshirode Basini Mustafi, three sons namely Sudhansu Kumar Mustafi, Subodh Kumar Mustafi and Sudhir Kumar Mustafi and two married daughters namely Puspallata Bose, and Mayalata Goho.

Madhuri Son
Manjari D.

WHEREAS the said Sudhangshu Kumar Mustafi died intestate on 9th January, 1965 leaving behind him his widow Smt. Indira Mustafi, mother Smt. Kshirode Basini Mustafi, three sons namely Pradip Kumar Mustafi, Chandan Kumar Mustafi and Ashis Kumar Mustafi, one unmarried daughter Miss. Arati Mustafi who died on 29th May, 1967 as spinster ;

AND WHEREAS the said Smt. Kshirode Basini Mustafi died intestate in June, 1976 leaving behind two sons Subodh Kumar Mustafi and Sudhir Kumar Mustafi as heirs of predeceased son Sudhir Kumar Mustafi and two married daughters Smt. Puspalata Bose, and Smt. Mayalata Goho.

AND WHEREAS heirs of late Sudhir Kumar Mustafi filed partition and administration Suit No.788 of 1983 before the Hon'ble High Court at Calcutta (Pradip Kumar Mustafi & Ors, - Versus- Shrimati Siddheswari Mustafi & Ors.)

AND WHEREAS in the said suit on or about 14th November, 2003 the parties have filed a terms of compromise whereupon a preliminary decree was passed in the said suit by the Hon'ble High Court wherein shares of the parties were declared and decreed ;

Madhuri Som
Manjari De.

PARTICULARS OF SHARES

<u>Description of parties</u>	<u>Individual Percentage of Shares</u>	<u>Total Percentage of share</u>
Plaintiff :		% of share
1. Praip Kumar Mustafi	8.890	
2a) Smt. Ketaki Mustafi	2.963	
2b) Kingshuk Mustafi	2.963	
2c) Smt. Kakoli Bose	2.963	
3) Ashis Kumar Mustafi	<u>8.891</u>	26.67%
Defendant :-		
1) Smt. Siddheswari Mustafi	30.836	
2) Smt. Manjari De	15.418	
3) Smt. Madhuri Som	<u>15.418</u>	61.672%
4) Jagadish Chandra Bose	1.943	
5) Ranjan Sircar	1.943	
6) Kalyani Mitra	<u>1.943</u>	5.829%
7A) Namita Goho	0.6476	
7B) Subhadra Goho	0.6476	
7C) Udayan Goho	0.6476	
8) Vaskar Churn Goho	1.9434	
9A) Smt. Aleya Goho	0.6476	
9B) Reeju Goho	0.6476	
9C) Smt. Param Kaur	<u>0.6476</u>	<u>5.829%</u>
	<u>Total:</u>	<u>100.00%</u>

Madhuri Som
Manjari De.

AND WHEREAS by virtue of the aforesaid terms of compromise and preliminary and subsequent final decree the vendor herein Smt. Madhuri Som allotted undivided share of 15.418% in the property ;

AND WHEREAS the vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to All that undivided 15.418% share or interest in the old and dilapidated and partly tenanted two storied brick built message, hereditaments, tenements and dwelling house having a super build area of 5000 sq.ft. containing land of 4 cottahs 7 chittacks and 10 sq.ft. more or less in 771 sq.ft. being the said 15.418% share of the vendor in the said premises being premises No.9 Gokul Baral Street, Kolkata - 700012 fully described in the Third Schedule hereunder written.

AND WHEREAS the present vendor desire to sale all that her undivided share that is 15.418% of 'Bastu' Land measuring about more or less of 771 sq.ft. situated in premises No.9, Gokul Boral Street, Kolkata - 700012, P.S. Muchipara under ward No.51 of Kolkata Municipal Corporation fully described in Second Schedule had been which had been declared by the Vendor as free from all encumbrances and is not within the ceiling limit.

AND WHEREAS the vendor of the FIRST PART declares that she is the sole and absolute owner and in possession of the property mentioned in the schedule below.

AND WHEREAS the present "Vendor" want to sale the property which is more specifically stated in the schedule below and the present "Purchaser" agreed the purchase the property for a consideration of Rs.10,00,000/- (Rupees Ten Lacs) only.

NOW THIS INDENTURE WITNESSETH as follows :

1. That in pursuance of the said agreement and in consideration of the said sum of Rs.10,00,000/- (Rupees Ten Lakh) only paid by the Purchaser to the Vendor at or before the execution of these

Madhavi Devi
Manjari De

presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and forever discharge the purchasers as well as the said premises hereby granted sold and conveyed) the Vendor doth hereby grant sell, convey, transfer assign, and assure unto and in favour of the Purchaser **ALL THAT** undivided 15.418% share or interest of and in **ALL THAT** old dilapidated and partly tenanted two storied brick built messuage, hereditament, tenement, and dwelling containing super built up area of 5000 sq.ft. together with piece or parcel of land measuring Four Cottahs Seven Chittacks and Ten Sq.feet be the same a little more or less (Vendor's share being 771 sq.ft. approx) situate lying at and being municipal premises No. 9, Gokul Boral Street, Kolkata-700 012, Block No. 7, Holding No.247, under South Division, Ward No.51, P.S. Muchipara within the limits of Kolkata Municipal Corporation more particularly described in Third Schedule hereunder written together with all Road, Paths, lights, walls, yard, court yards and benefits of common passages, water, water courses, drains, sewerage and all and all manner of former and other rights, liabilities easements privileges emoluments advantages and Appurtenance whatsoever to the said premises belonging to or in anywise Appertaining or usually held

Madhu
Manjan

used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto respectively and the reversion or Reversions Remainder or Remainders **AND ALL** the rent issues and profits thereof and every part thereof **AND ALL** the legal incidents thereof **AND ALL THE ESTATE** right, title interest, inheritance use property possession claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of her undivided share in the said premises and every part thereof herein comprised and hereby granted and transferred or expresses or expressed, intended so to be and every part thereof **AND ALL** deeds pottahs muniments writing and evidence of title which in anywise exclusively relate to the said premises or any of them or any part thereof which are now hereafter shall or may be in the custody power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the undivided 15.418 percent of share in the premises **AND SINGULAR OR OTHERWISE** the said share in the said premises herein comprised and hereby granted sold conveyed transferred assigned and assured expressed or intended so to be **TOGETHER WITH** all their right members and appurtenances belonging thereto and every part thereof respectively unto and to the use of the purchasers

15.418

Medhvi Sam
Manjari De

absolutely and forever free from all encumbrances and liabilities whatsoever.

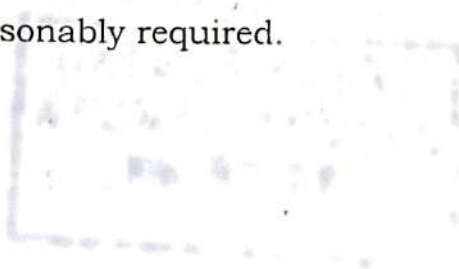
THE VENDOR DOTI HEREBY COVENANT WITH THE PURCHASER as

follows:-

- i) That notwithstanding any act, deed, matter or thing done or permitted to be done the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to her undivided share as aforesaid in the said premises free from all encumbrances and liabilities whatsoever.
- ii) That the Vendor has good right, full power absolute authority and indefeasible title to grant sell, convey, transfer assign and assure their respective undivided share or interest as aforesaid in the 'said premises" hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner as aforesaid according to the tenure under which the same are held free from all encumbrances and liabilities whatsoever.
- iii) That the purchaser shall and will any way from time to time and at all times hereinafter peaceably and quietly enter into hold possess and enjoy the "said premises", hereby granted and transferred and

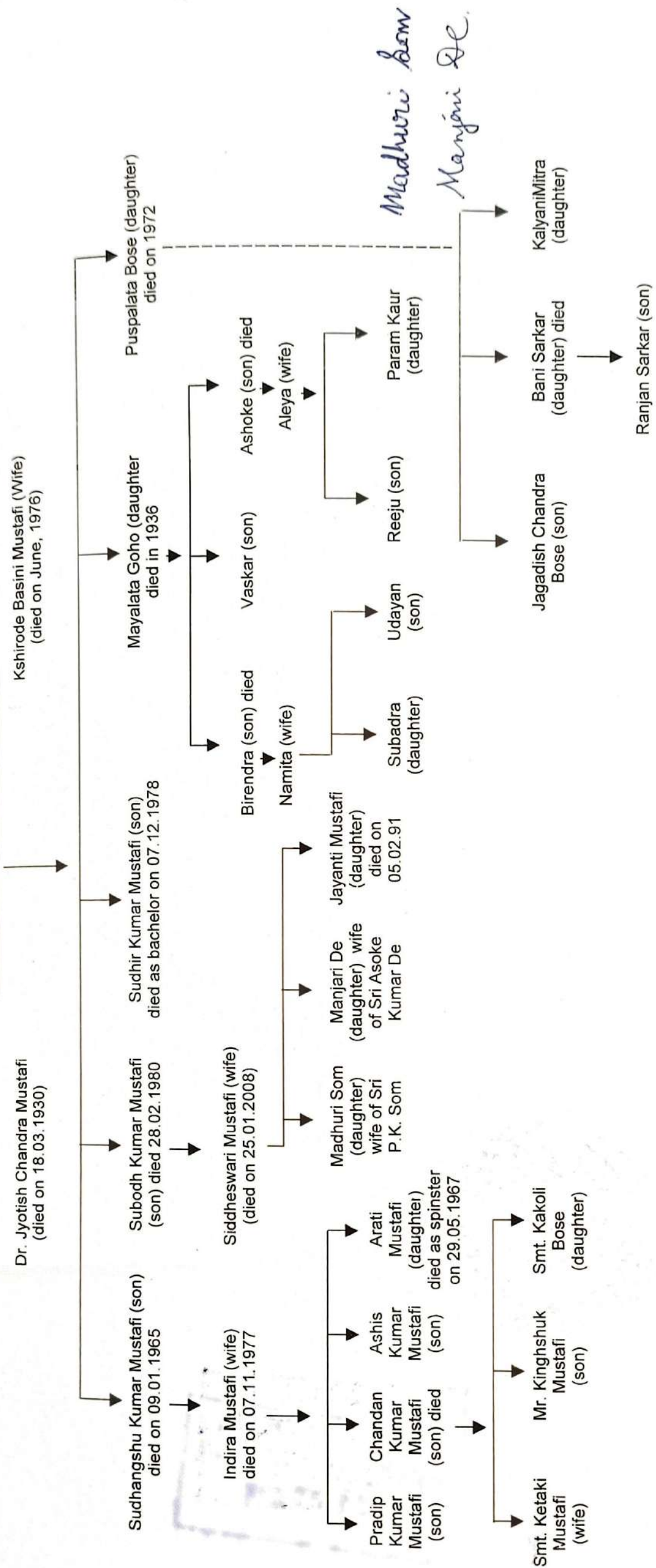
Medhuri Dom
Manjari De

every part thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Vendor or any other person or persons whatsoever lawfully or equitably claimed through under or in trust for the vendor.

- iv) The free and clear and freely and clearly acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the vendors well and sufficiently saved deferred kept harmless and indemnified of from and against all and manner of former and other trust estate charges mortgages liens lispendens attachments executions encumbrances whatsoever made or suffered by the vendors and;
- v) That the vendor and all persons having lawfully or equitably claiming any right title or interest whatsoever in the said premises or any part thereof from through under or in trust for the Vendor ^ the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser »do and execute or cause to be done and executed all such deeds matters and things whatsoever for .further better and more perfectly and effectually granting transferring and assuring the said premises and every part thereof unto and to the use of the purchaser as shall or may be reasonably required.
- 

THE FIRST SCHEDULE ABOVE REFERRED TO :

GENEALOGICAL TABLE



Medhavi Sen
Manjari De.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT old dilapidated and tenanted two storied brick built messuage, tenement, hereditament and dwelling house containing a super built up area 5000 sq.ft. together with piece or parcel of land measuring Four Cottahs Seven Chittacks and Ten Square Feet be the same a little more or less situate lying at and being Municipal premises No.9, Gokul Boral Street, Kolkata-700 012, Block No. 7, Holding No.247, under South Division, P.S. Muchipara, Ward No.51, of the Kolkata Municipal Corporation butted and bounded in the manner following :

- ON THE NORTH BY** : Premises No.81, Dhiren Dhar Sarani.
ON THE EAST BY : Premises No. 11, Gokul Boral Street.
ON THE SOUTH BY : Gokul Boral Street.
ON THE WEST BY : Bancharam Akrur Lane/Dhiren Dhar Sarani.

THE THIRD SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided 15.418% share or interest and in **ALL THAT** old dilapidated and tenanted two storied brick built messuage, hereditament, tenement, and dwelling house containing a super built up area of 5000 sq.ft. together with piece or parcel of land measuring Four Cottahs Seven Chittacks and Ten Sq.ft. be the same a little more or less (Vendor's share being 771 sq.ft.) situate lying at and being municipal premises No.9, Gokul Boral Street, Kolkata-700 012, Block No. 7, Holding No.247, under South Division, Ward No.51, P.S. Muchipara, within the limits of Kolkata Municipal Corporation. *land measuring more or less 494.147 sq.ft.*

JM De

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals with their free will and without any coercion on the day, month and year first above written.

SIGNED, SEALED AND DELIVERY by the **VENDOR** who appeared to have perfectly understood and approved the contents in the presence of :

1. *Susmita Nandi*
1803 Shishu Mandir Road
Telco, Jamshedpur,
PIN - 831004.

Madhuri Som

(SMT. MADHURI SOM)

VENDOR

2. *Anjana Sinha*
E-2/2-2, Bhimashankar CHS
Sector - 19A Nehru East,
Navi Mumbai, Thane, PIN-400706.

SIGNED, SEALED AND DELIVERY by the **PURCHASER** who appeared to have perfectly understood and approved the contents in the presence of :

1. *Anus De*
9, Gokul Boral Street,
Kolkata - 700012

Manjari De

(SMT. MANJARI DE)

PURCHASER

2. *Amitava De*
9, Gokul Boral Street,
Kolkata - 700012.

Drafted and Prepared by :

Sourav Chatterjee

SOURAV CHATTERJEE

Advocate

High Court, Calcutta
96/1/B, Institute Lane,
Kolkata - 700036.



RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned consideration money as sum of Rs.10,00,000/- (Rupees ten lakh) only in full payable under these present as per memo below :-

MEMO OF CONSIDERATION

<u>Particulars</u>	<u>Amount (Rs.)</u>
By Cheque No. 000002 dated 19.02.2014 of Bank of Baroda, Dharmatalla Branch, Kolkata	4,00,000/-
By Cheque No. 000003 dated 19.02.2014 of Bank of Baroda, Dharmatalla Branch, Kolkata	2,00,000/-
By Cheque No. 480251 dated 19.02.2014 of Vijaya Bank, Dharamtolla Branch, Kolkata	4,00,000/-

Total: Rs.10,00,000/-
=====

(Rupees Ten Lakh only)

WITNESSES :

1. *Susmita Nandi*
1803 Shishu Mandir Road,
Telco, Jamshedpur,
PIN - 831 004.























Madhuri Som

(SMT. MADHURI SOM)

VENDOR

2. *Anjana Liha*
E - 2/2 - 2, Bhimashankar CHS
Sector - 19A Nerul East,
Navi Mumbai, Thane,
PIN - 400706

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Madhuri Sam</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
		(Right Hand)					
	<i>Manjari S.</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
		(Right Hand)					
<p align="center">PHOTO</p>							
		Little Ring Middle Fore Thumb					
		(Left Hand)					
		Thumb Fore Middle Ring Little					
		(Right Hand)					
<p align="center">PHOTO</p>							
		Little Ring Middle Fore Thumb					
		(Left Hand)					
		Thumb Fore Middle Ring Little					
		(Right Hand)					




REGISTRAR
OF ASSURANCES - II, KOLKATA
31 FEB 2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 501
Page from 66 to 89
being No 02107 for the year 2014.



(Dulal chandra ) 02-April-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal